

RUSSELL A. RYAN, ET UX, GRANTORS

TO

WARRANTY DEED

POWERS L. MANLEY, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, RUSSELL A. RYAN and Wife, TERESA MARIE RYAN, hereby sell, convey, and warrant unto the Grantee, POWERS L. MANLEY, the land in DeSoto County, Mississippi, being more particularly described as follows:

STATE MS.-DE SOTO CO.

APR 6 3 59 PM '99

BK 350 PG 236
W.F. DAVIS CH. CLK.

Lot 2 in RS&T Industrial Park Subdivision in Section 25, Township 2 South, Range 10 West as shown in the Plat recorded in Plat Book 35, Page 5 in the Office of the Chancery Clerk of DeSoto County, more particularly described as follows, to-wit:

Commencing at a point located 2,717.04 feet west of the Northeast corner of Section 25, Township 2 South, Range 10 West and on the west right-of-way line of Highway 61 at Station 151 + 36.12; then south 45 degrees west on the right-of-way line 384.84 feet to an iron pin at Station 147 + 51.28 and the point of beginning of the herein described tract; thence south 45 degrees west on the right-of-way line 214.02 feet to an iron pin; thence north 45 degrees, 00 minutes west, 361.06 feet to an iron pin; thence north 32 degrees, 09 minutes, 49 seconds east, 152.84 feet to a point in the Section line; thence north 86 degrees, 17 minutes, 15 seconds east on the Section line, 86.5 feet to a point; thence south 45 degrees, 00 minutes west, 337.94 to the point of beginning, containing 1.8 acres.

The above described land is the same land conveyed by the Deed in Book 211, Page 328.

The Grantors does hereby covenant with the Grantee that Grantors are lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as specifically specified otherwise herein.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes

for 1999 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantors and Grantee when the actual ad-valorem tax bill is rendered. Possession will be given upon delivery of this Deed. Grantors warrants the title and quiet possession of the aforescribed property and will forever defend against the lawful claims of all persons.

EXECUTED this the 2ND day of APRIL ~~March~~, 1999.

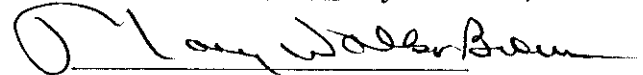

RUSSELL A. RYAN


TERESA MARIE RYAN
GRANTORS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named RUSSELL A. RYAN and Wife, TERESA MARIE RYAN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 2 day of April ~~March~~, 1999.


Notary Public

My Commission Expires:

7-30-2003

GRANTOR'S ADDRESS: 9286 Wilson Mill Road, Lake Cormorant, MS 38641
Home #: (601) 781-3181 Bus. #: NONE

GRANTEE'S ADDRESS: 3144 Stage Post Drive, Suite 116, Bartlett, TN 38133
Home #: NONE Bus. #: (901) 375-4624

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(601) 429-5277
(901) 521-9292
jw ryan et ux to manley warr deed